



Luscombe Maye  
Since 1873



# Perches Close, Plymouth, PL8 1HZ

Guide Price £695,000

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About halfway between the waterside villages of Newton Ferrers and Noss Mayo and the coast, lies the peaceful hamlet of Membland.

Steeped in history this was once the country retreat of the Baring family, of banking fame. A lavish home (Membland Hall) occupied much of the area where the period homes now sit, with many of these properties once having been part of the estate buildings. Lady Baring was responsible for creating the 9 mile carriage drive from Membland Hall to Bridgend, Noss Mayo and along the coast and back to Membland, so that their guests could enjoy the spectacular sea views. This substantial five bedroom house was built in the 1980s and provides the ideal family home. It has plenty of space with a good sized sitting room, dining room, study, kitchen/breakfast room, generous utility and conservatory. Upstairs are 5 bedrooms, one with en-suite and a family bathroom.

The property is hidden away down a private driveway, with a double garage, providing ample parking. The stunning terraced garden has everything you could want, a paradise for children, bordered with mature shrubs and trees, and a stream meandering through the bottom of the garden beside the historic carriage drive. A large, south-west facing terrace offers the perfect position to sit and enjoy the views.

**VERIFIED MATERIAL INFORMATION** To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/5TnQybst5PhsFo39v1hA1v/view>). Alternatively, you can contact our team for this information.

Council Tax band: G Tenure: Freehold Property construction: Standard brick and block construction Electricity supply: Mains electricity Solar Panels: Yes - owned outright. Water supply: Mains water supply Sewerage: Mains. Heating: Oil-powered central heating is installed. The system was installed on 1 Aug 2004.

Viewings by appointment only. We kindly ask that you do not approach the property without an appointment.



Shillings, 13 Perches Close, Membland, Newton Ferrers, PL8 1HZ

Approximate Gross Internal Floor Area = 196.4 sq m / 2114 sq ft  
Garage Area = 32.7 sq m / 352 sq ft  
Total Area = 229.1 sq m / 2467 sq ft

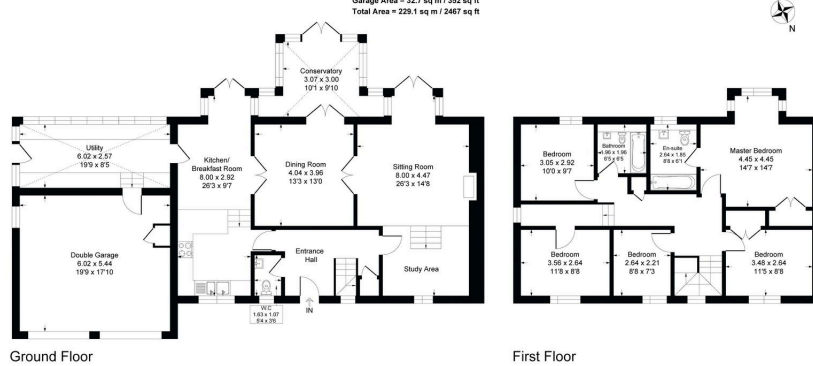


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached, family home
- Five substantial bedrooms
- Integral double garage and driveway
- Peaceful cul-de-sac location
- Excellent south facing terraced gardens
- Generous room sizes
- Opportunity to extend (STPP)
- Solar Panels
- In need of updating
- No onward chain

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Use the QR code for further "Material Information" about this home

